



City of Carmel

Carmel Board of Zoning Appeals Regular Meeting Monday, December 18, 2006

Time: **6:00 P.M.**
Place: **ALTERNATE LOCATION:** Caucus Rooms
Second Floor, Carmel City Hall
One Civic Square
Carmel, IN 46032

AGENDA:

- A. Call to Order (6:00 p.m.)
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes of Previous Meeting
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report, and Department Concerns
- H. Public Hearing:

1-2h. TABLED: Bill Estes Pre-Owned Facility

The applicant seeks the following development standards variance approvals:

~~Docket No. 06090020 V Chapter 26.04 north buffer yard reduction~~

~~Docket No. 06090023 V Chapter 23C.10.3.5(e) screened parking within front/side yard~~ The site is located at 4102 W. 96th St and is zoned B2/Business and I1/Industrial within the US 421 Overlay. Filed by Mary Solada of Bingham McHale.

3h. TABLED: Lubavitch of Indiana Worship Center

The applicant seeks approval for the following special use approval:

~~Docket No. 06050007 SU Chapter 5.02 Special Uses~~

The site is located at 2640 W 96th Street and is zoned S-1/Residence. Filed by Dave Coots of Coots, Henke & Wheeler, P.C.

4h. TABLED: CMC Properties, Sec 2, Lot 3 - Holiday Inn

The applicant seeks the following use variance approval for a full service hotel use:

~~Docket No. 06100016 UV Section 16.01 permitted uses~~

The site is located at the northwest corner of 131st St. and Meridian St. and is zoned B-5/Business within the US 31 Overlay.

Filed by DeBoy Land Development Services, Inc for Motels of Carmel, LLP.

5h. TABLED: Forest Glen, Lot 3 - Printing Plus

The applicant seeks the following use variance approval for an office use:

~~Docket No. 06090012 UV ZO Chapter 6.01 Permitted Uses~~

The site is located at 2110 E. 96th St. and is zoned S-2/Residence. Filed by Col. Rex A. Neal of Printing Plus.

6-7h. WITHDRAWN: Monon & Main, Unit 2B

The applicant seeks the following development standards variance approvals:

~~Docket No. 06100010 V Section 15.26 of PUD Z 462-04 non-residential uses on 2nd & 3rd floors~~

~~Docket No. 06100011 V Section 2.13.B of PUD Z 462-04 2-car garage requirement~~

~~The site is located northeast of Third Ave NW and Main St., and is zoned PUD/Planned Unit Development. Filed by Susan Karimi.~~

8h. TABLED: Monon & Main, Unit 2D

The applicant seeks the following development standards variance approvals:

~~Docket No. 06110001 V Section 15.26 of PUD Z 462-04 non-residential uses on 2nd & 3rd floors~~

~~The site is located northeast of Third Ave NW and Main St., and is zoned PUD/Planned Unit Development. Filed by Carole Moore of Sell4Free Real Estate for Elahe Farahmand.~~

9h. Sunrise Senior Living

The applicant seeks the following development standards variance approval:

Docket No. 06110002 V Section 27.08 number of parking spaces

The site is located at the northeast corner of Old Meridian St. and US 31. The site is zoned B-6/Business within the US 31 Overlay. Filed by Mary Solada of Bingham McHale, LLP for Sunrise Development, Inc.

10h. Yorktown Woods - Signage

The applicant seeks the following development standards variance approval:

Docket No. 06110004 V Section 25.07.03-01.e location of temporary subdivision sign

The site is located at the 13800 block of Laura Vista Dr. is zoned R-1/Residence within the US 431 Overlay. Filed by Matthew Skelton for Baker & Daniels.

- I.** Old Business
- J.** New Business
- K.** Adjournment